THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 25065123**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2025. Notary Public My Commission Expires: 9/13/28

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1318785 DEEDWARR
09/04/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20250904-0070860

WARRANTY DEED

Address New Owner: Jordan Patrick McCarren and Christa McCarren 1609 Marsden Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 11 2F 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian L. Fuente and Jordan Fuente f/k/a Jordan Pruitt, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Patrick McCarren and Christa McCarren, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2414 BRANCH STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2414 BRANCH STREET, a Horizontal Property Regime, of record in Instrument Number 20190325-0026939 as amended in Instrument No. 20190513-0044870, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brian L. Fuente and Jordan Fuente fka Jordan Pruitt, husband and wife, by Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191227-0133924, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019, and recorded on December 27, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WATERS PLACE, as recorded in Plat Book 332, Page(s) 136 and 137.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190325-0026939, as amended in Instrument No. 20190513-0044870.

Charter for Homes at 2414 Branch Street HOA, Inc., recorded as Instrument No. 20190325-0026938.

This is improved property located at 1609 Marsden Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2025.

Brian L. Fuente

Jordan Fuente f/k/a Jordan Pruitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian L. Fuente and Jordan Fuente f/k/a Jordan Pruitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/02/2025.

Affiant Signature – Joshua A. Terry

9/03/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/03/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON